Burlingame Historical District

Designated Historical Sites as of Way 2002

DESIGNATED PROPERTIES

The historical forms that follow are original historical forms submitted for designation, on file in the City's Historical Landmark Files. DPR forms for Historical Resources Board Site(s) #438, #454, and #457 refer to the original historical documents also on file in the City's Historical Landmark Files.

S	treet#	Street Name	APN	Architectural Style	Date	Status	HRB#	Historic Name
_		Kalmia Street	539-044-01	Craftsman	1915	Designated	478 D	uvall-Lee House
	3147	Kalmia Street	539-044-05	International/Modern	1912	Designated	430 Be	enbough/Adams House
L	3155	Kalmia Street	539-044-06	Craftsman	1912	Designated		illiam A. McIntyre Spec House
	3004	Laurel Street	453-711-05	American Foursquare	1912	Designated		. Harry & Rachel Granger Wegeforth House
	3048	Laurel Street	453-713-19	Mission Revival	1912	Designated		ottee/McCorkle House
<u> </u>	2516	San Marcos Ave	453-711-16	Craftsman	1913	Designated		ulford Bungalow #1
L	2518	San Marcos Ave	453-711-17	Craftsman	1913	Designated		ulford Bungalow #2
	2519	San Marcos Ave	453-713-02	Spanish Colonial Revival	1935	Designated		abel Whistt House
1	2520	San Marcos Ave	453-711-18	Craftsman	1913	Designated	126 Fu	liford Bungalow #3
L	2523	San Marcos Ave	453-713-04	Craftsman Bungalow	1914	Designated		hiteman House
 								
						i	To	otal Properties: 10

State of California — The Resources Agency —PEPARTMENT OF PARKS AND RECREATION	Primary #
PRIMARY RECORD	HRI#
Other Listings	Timomai
•	
'1. Resource Identifier: APN 539-044-01	d/a-11788a Attack Lassian bassassiand
∠2. Location: a. County <u>San Diego</u> and (Address and b. Address <u>3105 Kalmia Street</u>	City San Diego Zip 92104
c. UTM: USGS Quad (7.5'/15') Date	; Zone, mE/ mN
d. Other Locational Data (e.g., parcel #, legal description, direct	ions to resource, additional UTMs, etc., when appropriate):
Burlingame, Block B, Lot 1, APN 539-044- 3. Description (Describe resource and its major elements. Include	
See Attached Report	
_	
•••	
	•
_P4. Resources Present: ☑ Building ☐ Structure ☐ Object	ct Site District Element of District
³6. Date Constructed/Age: ☐ Prehistoric ☑ Historic ☐ Both	
1913 Per Notice of Completion	
- '7. Owner and Address:	
Charlotte and Derek Deckhut	
3105 Kalmia Street San Diego, CA 92104	
m. Diego, en Jeau	
P5. Photograph or Drawing (Photograph required for	buildings, structures, and
objects.	P8. Recorded by (Name, affiliation, and
	Beth Montes 2850 Cedar Street
	San Diego, CA 92102
	P9. Date Recorded:
	July 25, 2001
	P10. Type of Survey: ☐ Intensive
	☐ Reconnaissance ☐ Other
	Describe:
	N/A
	P11. Report Citation (Provide full citation
	or enter "none."): Donald P. Covington,
	Donald P. Covington, Burlingame The Tract of Character 1912 1929
	<u>Character 1912-1929</u>
Attachments: ☐NONE ☐Map Sheet ☐Continuation Sheet ☒	Building, Structure, and Object Record
□Linear Resource Record □Archaeological Record □District R	The state of the s
☐☐Artifact Record ☐ Photograph Record ☐ Other (List):	

BUI	LDING, STRUCTURE, AND OBJECT REC	ORD
Page B1. B2. B3. B4.	Historic Name:Benbough/DuVall House Common Name: Address: 3105 Kalmia Street, San Diego, CA 92104	
B5. B7. B8.	City: San Diego County: San Diego Zoning: Residential SF B6. Threats: Architectural Style: Prairie/Craftsman Alterations and Date(s):	Zip: <u>92104</u>
	Back balcony enclosed sometime after 1940	
B9. B10.	Related Features:	
	Related features on the property include a c	
B11. B12.	Historic Attributes (List attributes and codes):	Builder: W.A. McIntyre/Russell Brothers
	Significance: Theme Architecture Period of Significance 1910's Property Type (Discuss importance in terms of historical or architectural context as integrity.)	Area San Diego Residential SFApplicable Criteria N/A s defined by theme, period, and geographic scope. Also
	Category A: Percy Benbough Category B: Architecture, Architect - Willia	am Wheeler
B14.	References:	
	Donald P. Covington, <u>The Tract of Character</u> 1912-1929	(Sketch Map with north arrow required.)
B15.	Evaluator: Beth Montes	
	Date of Evaluation: _July 25, 2001	
	(This space reserved for official comments.)	

Primary # HRI#

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION

State of California — The Resources Agend

DEPARTMENT (OF PARKS	AND	RECREATIO
PRIMARY	RECOR	RD	

State of California — The Resource DEPARTMENT OF PARKS AND REC	• ,	Primary # HRI #		
PRIMARY RECORD	. پ . Other Listings	Trinomial NRHP Status Code 3S		
	Review Code	Reviewer Date July 2000		
Page 1 of 5		ne or #: (Assigned by recorder) Benbough/Adams Hous		
P1. Other Identifier:		4		
*P2. Location: □ Not for Publicat		a. County: San Diego		
and (P2b and P2c or P2d. Attach a				
*b. USGS 7.5' Quad Point	Loma Date: 1	975 T 16S ; R 3W % of Sec; B.M.;		
		City San Diego Zip: 92104		
d. UTM: (Give more than one for	large or linear resources)			

Burlingame, Block B, Lot 5, APN# 539-044-05

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

This 3-story early International/Modern style house is located in the Burlingame neighborhood, and is an integral part of that area's early development which commenced in 1912. This structure, one of ten built by Seattle contractor, A.B. McIntyre, was owned by his son, William A. McIntyre. All ten residences in Block B are creative and innovative structures, but this one seems to be the most outstanding because of its cubistic and modern architectural design. Severely altered almost beyond recognition in 1998, the current owner has restored the dwelling to close to its original 1913 condition. Constructed of stucco and redwood, the house rests on a concrete foundation. Five bold, plain stucco columns dominate the front facade. (See Continuation Sheet)

*P3b. Resource Attributes: (List attributes and codes) <u>Single Family Residence-HP2</u>



P4. Resources Present: Building

☐ Structure ☐ Object ☐ Site ☐ District Element of District Other (Isolates.)

P5b. Description of Photo: (View, date, accession #) North facing facade, June 8, 2000, #10

*P6. Date Constructed/Age and Sources:

☑ Historic □ Prehistoric □Both

1912-1913 per Building Permit and Notice of Completion

*P7. Owner and Address:

Malcolm Orien Stallings III

3147 Kalmia Street

San Diego, California 92104

*P8. Recorded by (Name, affiliation, and

address): Kathleen Flanigan

1927 Chicago Street, Unit B

San Diego, California 92110

*P9. Date Recorded: July 2000

*P10. Type of Survey: (Describe) N/A

*P11. Report Citation (Cite survey report and other sources, or enter "none".

Donald P. Covington, Burlingame The Tract of Character 1912-1929

Attachments: □NONE □Location Map □Sketch Map ⊠Continuation Sheet ⊠Building, Structure, and Object Record □Archaeological Record □District Record □Linear Resource Record □Milling Station Record □Rock Art Record □Artifact Record □Photograph Record □ Other (List):

CONTINUA	TION SHEET	Primary #	
		HRI #	
		Trinomial	
Page 2 of 5	*Resource Name or #	(Assigned by recorder)Benbough	h/Adams House
*Recorded by Kat	hleen Flanigan	Date July 2000	⊠ Continuation □ Update

*P3a.

A concrete walkway fills the space between the columns and front facade on the ground level, and a veranda is located on the second floor with redwood panel infills. A third floor sunroom projects from the flat, parapetted roof framed by a plain stucco cornice. A large wood door with leaded glass lights, flush with the front facade leads to the living quarters. The plain fixed sidelights will be replaced by multi-paned leaded glass windows which will match the originals. Abundant double hung wood sash windows surrounded by redwood moulding admit abundant light. Stucco pilasters, interspersed with redwood clapboard siding, appear on the three other facades. A plain stucco chimney projects through the roof and is attached to the third-story sunroom. A stained glass window and French doors to the left of it on the second story of the front facade were added after 1916 and will be retained. The sun room enclosure off the master bedroom to the right of the veranda was installed in 1916, and will also be kept. Otherwise, the house has been stripped of its insensitive stucco plaster and Spanish Eclectic elements applied between 1916 and 1998. The current owner has reinforced all wood framing, restored the original redwood siding, removed aluminum windows, restored or replaced wood sash windows, and returned the home to close to its 1913 appearance.

This house exhibits a modernity unmatched by other buildings in San Diego of the time. Reminiscent of the work of Richard J. Neutra and R.M. Schindler, the structure predates their California designs by more than a decade. The dwelling seems to balance the horizontal and the vertical in a stunning approach to architecture which has no equals or comparisons, in 1913 or

to this day.

*Required Information

State of California — The Resources Agency Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD *NRHP Status Code Page __ 3 of 5 *Resource Name or # (Assigned by recorder) Benbough/Adams House B1. Historic Name: _ Percy J. Benbough/John R. Adams House Common Name:___ B2. B3. Original Use:_ Residence B4. Present Use Residence *B5. Architectural Style: International/ Modern *B6. Construction History: (Construction date, alternations, and date of alterations) The house was built in 1912-1913 in a very early International/Modern style. In 1916, it was altered to reflect the Spanish Eclectic style by owner Percy J. Benbough. Changes in 1916 included the addition of a tile shed roof at the front entrance, arches placed along the front walkway, enclosure of a portion of the veranda for use as a sunroom, and application of stucco over redwood siding. (See Continuation Sheet) *B7. Moved? ☑ No ☐ Yes ☐ Unknown *B8. Related Features: B9a. Architect: B9b. Builder: Russell Brothers Unknown *B10.Significance: Burlingame Development/Early International Modern Architecture Area: Burlingame
Period of Significance 1912-1943 Property Type Residence Applicable Criteria HP2 Property Type Residence Applicable Criteria HP2 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) This house is important under Criterion C because it represents an outstanding example of early International/Modern architecture, rare for its 1912-1913 period of creation. The house is important under Criterion B because it is associated with prominent local individuals: Percy J. Benbough, superintendent of the San Diego Fire Department, city councilman, and businessman at the time he resided at this address, who became mayor of San Diego in the 1930s; Harry A. Guthrie, the secretary-treasurer of the Marston Store, a prominent mercantile establishment in San Diego, when he lived here from 1934-1938; and John R. Adams, San Diego State College English and humanities professor who became English department head during his tapage here formals. and humanities professor who became English department head during his tenure here, and for whom a major building at the university is named.

William A. McIntyre, son of A.B. McIntyre, who initially purchased Block B, Lots 1-10, in Burlingame in May 1912, owned the lot this house was built upon from 1912-1913. Along with his father and four brothers, the McIntyres were well-known Seattle contractors and builders who had erected 200 of the "most fashionable dwellings" on Capital Hill before coming to San Diego. Construction started on W.A. McIntyre's house on Block 5 in July 1912, as a building permit for a \$6,000, 8-room residence was issued them. However, the grandiose McIntyre building scheme on this block ran into trouble shortly after it began. A November 17, 1912 San Diego Union article promoting Burlingame showed W.A. McIntyre's house still under construction. After close to a year, a notice of completion was filed on the home on May 22, 1913, by Samuel Landswick, the secretary of the Central Mortgage and Investment Company. This document indicated that the dwelling on this lot, and those on lots 1,3,4, and 6 were also finished at the same time by local builders, the Russell Brothers, who had commenced work on them on March 15, 1913.

A San Diego Historical Society photograph taken in 1913 shows a completed, cubistic, very a major building at the university is named. A San Diego Historical Society photograph taken in 1913 shows a completed, cubistic, very modern three-story structure on this lot, built of stucco and redwood. Placed on a concrete foundation, the building featured massive plain stucco columns in the front with a veranda on the second story accentuated with redwood infills, and a concrete walkway on the first level. The redwood moveled double-hung windows admitted light into the divelling on all floors and all floors and a concrete walkway of the first level. redwood moulded double-hung windows admitted light into the dwelling on all floors. A large wooden door with leaded glass lights opened into the first floor living spaces. (See Continuation Sheet) B11.Additional Resource Attributes: (List attributes and codes)HP2 (Sketch Map with north arrow required.) *B12. References: (See Appendix) B13. Remarks: MASTITE LUP IAS UP AS \$ 5 5 5 5 THORN SPRUCE ST. *B14. Evaluator: Kathleen Flanigan Date of Evaluation: July 2000 REDWOOD PAIE 301M มสาน OLIVE 51. (This space reserved for official comments.) HUT ME6 ST. MAPILE ST. MAPLE CT. LAUREL RALMIA KALMIA JUN IPER S BALBOA 144 14 144 HAWT HORN

GR APE

CONTINUATION	SHEET	1 a 40	Primary #_				
		,	HRI #				
			Trinomial_				_
Page <u>4</u> of <u>5</u>	*Resource Name or #	(Assigned	by recorder)	Benbough/Ac	lams House		
_Recorded by Kathleen	Flanigan	D	ate_July :	2000	□ Continuation	□ Update	

*B6

Between 1916 and 1998, the house experienced numerous alterations: the addition of a stained glass window and conversion of a double hung window into a French door on the second story of the front facade, the enclosure of the veranda and front walkway with aluminum windows-some covered with wrought iron grilles, the removal of windows on the west facing facade, the movement of the front door to a position flush with the front enclosed walkway, the installation of a covered porch at the rear, and an addition on the east facing facade at the front of the house. Between 1998 and 2000, the current owner, Malcolm Stallings, has utilized historic photographs and worked diligently to restore the home to its 1913 condition. He has removed the layers of stucco applied over the years, replaced rotted wood framing, re-stuccoed the exterior, and uncovered the original redwood clapboard siding which provides a dramatic contrast to the white stucco pilasters on three facades of the house, and accentuates the second floor veranda. He has restored, repaired or replaced the redwood moulding which surrounds the double-hung wood sash windows. Mr. Stallings has retained the second floor added stained glass window and the French doors on the second floor veranda, as well as the sunroom enclosure off the master bedroom to the right of the veranda. Four windows which had been plastered over have been uncovered and restored, and a redwood cap on the bottom stem wall has been rebuilt of 2x12 rough-cut redwood, utilizing historic photos as a guide. The owner's next challenge is to plant historically appropriate shrubs, flowers, and trees.

*B10

Originally two fixed multi-paned leaded glass windows flanked the doorway. (They will be replaced by the current owner.)

This home, extremely modern for 1913, has no comparisons. Architectural books and studies start American International/Modern architecture of this caliber with Richard Neutra and Rudolph Schindler who did not create anything similar until the late 1920s and 1930s. The architect of this house is unknown, but he may have been Seattle based. The McIntyres perhaps brought plans down to San Diego. A drawing of the house on the corner of 32nd and Kalmia, part of the McIntyre project, which in some respects resembles this home, was engraved by the local Pacific Engraving Company which copied pictures and drawings for newspaper publication. Apparently that drawing came from elsewhere and A.B.McIntyre wanted it produced to advertise his project.

William McIntyre never lived here. The house awaited purchase by Percy J. Benbough, a city councilman and head of the fire and sewers department, who also bought eight other homes on this block in 1913 for himself and family members. The November 9, 1913 edition of the San Diego Union announced this \$70,000 deal as "one of the largest sales of improved residence properties ever made in the city," and included a picture of the block.

Benbough, his wife, Grace Legler Benbough, and their two sons, Percy Jr. and Legler, moved into this modern home which may have been too stark for their tastes. Family pictures of 1916, show the fire chief and his children in front of a house that had been altered to a Spanish Eclectic style, obviously influenced by the ongoing Panama-California Exposition in San Diego. The front walkway now featured an arcade and a tile shed roof was placed above the entry. All redwood siding was covered with stucco. The upstairs window enclosure off the master bedroom was converted to a solarium.

P.J. Benbough, who became mayor of San Diego in the 1930s, was born April 14, 1884, in Watford, England, a son of Isaac William and Sarah Ann Benbough. The Benbough family moved to San Diego in 1889. Percy attended local schools, and commenced his professional career in the men's clothing and haberdashery business with his brother, Charles, under the firm name of Benbough Brothers, which became Benbough and Gillions in 1915. In addition to his service as a city councilman during this time, he also entered the mortuary business; he became vice-president of Greenwood Cemetery Association in 1917.

Benbough married Grace Legler, a native of Kansas and 1903 graduate of the University of Kansas, in 1906. Socially active, she was a member of the Altrusa Club of San Diego, the San Diego Symphony, the San Diego Opera Guild, the Fine Arts Society, and Pi Beta Phi national women's sorority.

In 1918, Benbough's widowed mother, Sarah, inhabited the residence. From 1919 through the end of the 1930s, the house was utilized as a rental. Most noteworthy of those tenants was Harry A. Guthrie, secretary-treasurer of the Marston Company, who lived here from 1934 to 1938. Guthrie, born in Woodward, Indiana, came to San Diego in 1926, from Los Angeles, where he worked as office manager for the May Company. Active in Catholic church welfare work, he also served as treasurer and director of the University Club.

In 1939, John R. Adams, and his wife, Jane, bought the house. Dr. Adams served at this time as

CONTINUATION SHEET	Primary #	
	HRI #	•
	Trinomial	
Page 5 of 5 *Resource Name or # (Assigned	by recorder) Benbough/Adams House	
Recorded by Kathleen Flanigan D	ate July 2000 ⊠ Continuation □ Update	

*B10

head of the English department at San Diego State College. Hired by the institution in 1928, his impact went beyond the 40 years he served on the faculty. Adams, who authored a book on Harriet Beecher Stowe, also chaired the humanities department. A native of Cincinnati, he was raised in Detroit and received his bachelor's degree from the University of Michigan at age 19. With receipt of a master's degree from the same institution, he taught English at that university before moving to Seattle where he joined the faculty of the University of Washington. He earned his Ph.D from the University of Southern California in 1940. In 1977, the John R. Adams Humanities Building at San Diego State University was dedicated in his honor. The Adams couple owned and resided in this house through 1943.

From 1950 through 1955, David Cavallin, a teacher in San Diego Unified School District lived here with his wife, Marian. Daniel McDade, a machinist at Ryan Aircraft, and his wife, Viola, inhabited

the home from 1958 through 1962.

PRIMARY RECORD

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI #				
PRIMARY RECORD	Trinomial NRHP Status Code	581			
Other Listings					
	Reviewer				
Page 1 of 3 *Resource Name of	or #: (Assigned by recorder)	W.A. Mc	<u>Intyre Spec</u>	House	
P1. Other dentifier: *P2. Location: □ Not for Publication ☑ Unrestricted *	a. County:	San Die	e q o		
and (P2b and P2c or P2d. Attach a Location Map as neces	ssary.)				
*b. USGS 7.5' Quad Point Loma Date:	1975 T 16S ; R 3W 4 0	f Sec;	B.M.:		
c. Address: 3155 Kalmia Street				104	
d. UTM: Give more than one for large or linear resources) Zone: Me/	mN			

d. UTM: (Give more than one for large or linear resources) Zone; e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):

Burlingame, Block B, Lot 6, APN# 539-044-06

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

This 2-story Prairie style house with Craftsman influence, located in the Burlingame neighborhood, is an integral part of that area's early development which commenced in 1912. This structure, one of ten built by Seattle contractors A.B. and William A. McIntyre on Block B, was owned by William McIntyre and erected as a spec house. All homes in this tract feature distinctive and innovative designs and exhibit exceptional craftsmanship both on the exterior and within. This residence is one of the best preserved of the group. Built on a concrete foundation, this stucco and cedar shingled asymmetrical house is crowned with low pitched hipped asphalt shingled roofs with wid€ overhanging eaves and exposed wood rafters. (See Continuation Sheet)



	*P3b. Resource Attributes: (List attributes
ij	and codes) Single Family
14.7	Residence-HP2
	P4. Resources Present: 🛭 Building
	🗆 Structure 🗆 Object 🗆 Site 🗆 District
385	☐ Element of District ☐ Other (Isolates,
	etc.)
	P5b. Description of Photo: (View, date,
á	accession #) North facing facade,
	July 12, 2000, #10
	*P6. Date Constructed/Age and Sources:
	□ Historic □ Prehistoric □Both
H	1912-1913 per Building Permit and
	Notice of Completion
	*P7. Owner and Address:
H	Sandra Tomita/Larry Berkowitz
Н	3155 Kalmia Street
li	San Diego, California 92104
	*P8. Recorded by (Name, affiliation, and
	address): Kathleen Flanigan
Н	1927 Chicago Street, Unit B
H	San Diego, California 92110
lİ	*P9. Date Recorded: September 2000
	*P10. Type of Survey: (Describe) N/A

*P11. Report Citation (Cite survey report and other sources, or enter "none". None Attachments: ☐NONE ☐Location Map ☐Sketch Map ☐Continuation Sheet ☐Building, Structure, and Object Record □Archaeological Record □District Record □Linear Resource Record □Milling Station Record □Rock Art Record □ Artifact Record □ Photograph Record □ Other (List):

DPR 523A (1/95)

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CONTINUATIO	N SHEET	Primary # HRI #	· · · · · · · · · · · · · · · · · · ·	
		Trinomial		
Page <u>2</u> of <u>3</u>	*Resource Name or	# (Assigned by recorder) W.A. McIntyre	Spec House	
*Recorded by Kathlee	en Flanigan	Date September 2000		□ Update

*P3a.

An entrance porch on the right side of the front facade features square wood supports which uphold a wood shingled balcony above. A shingled attached wall extends the porch space along the front facade. Numerous wood sash double hung windows with basic wood surrounds present interesting Prairie influenced geometric patterns in the top halves and admit abundant light into the house. A few fixed and casement wood sash windows display the same design motif. A modified bay window ensemble extends from the stuccoed first story to the left of the entrance and on the east facing facade. The original wood door with rectangular and square beveled glass partitions and the decorative sidelights with Prairie block designs around the edges complement the other windows. Post 1940 alterations to the structure include the enclosure of a sleeping porch at the rear of the property and the addition of a single story room also at the rear. The original garage was demolished after 1940; the current garage, built in 1999, occupies the same location as the original.

		he Resources Agency KS AND RECREATION	HRI#		
	DING, STRUCTUR 3 of3	E, AND OBJECT RECOR		Status Code	501
. ugo		*Resource N	ame or # (Assigned	by recorder)_	William A. McIntyre Spec House
B1.		William A. McInty	yre Spec House		
B2. B3.	Common Name:	Residence		D4 December	
*B5.	Architectural Sty	le: Prairie with Cra	ıftsman Influence	e	
В6.	Construction His	tory: (Construction date,	, alterations, and dat	te of alteratio	ns)
stor	y at the rear a	o this 1912-1913 ho and a one story addi nal structure, demo	tion also at the	rear, acco	of a sleeping porch on the secon mplished after 1940. A 1999 garag
		Yes 🗆 Unknown			
* B8. B9a.	Related Features: Architect:	¦ Unknown	R9b Builder: M	icInture Bu	ilding Company/ Russell Brothers
*B10	.Significance: E	Burlingame Developme	ent/Prairie/Craf	tsman Arch	itecture Area: Burlingame
rence	i di alumnicance	191/-1913	Property	/ IVna Do	sidence Applicable Criteria HP theme, period, and geographic scope. Als
addre	ss integrity.)	terms of mstorical or are	sintectural context a	is defined by	theme, period, and geographic scope. Als
accer winded craft The M this the M councin B owner Coghl Bessi lived Brown	ows and doors tsmanship can be McIntyres obvi tract in a till local Russell i Upon completi cilman and fir lock B in Nove rs between 191 lan bought the lie M., who beca d here until Sh n, purchased i	ways and its pock one noted in this dwe ously overestimated mely and cost effect Brothers firm. on of the dwelling and sewer chief, ember 1913. He did and 1918 who als property and inhal ame local teachers.	or exudes richne or exidence of colors fashing as well as a their ability of tive manner, so g on May 29, 1 Percy Benbough inot live here. So did not reside the reside the fashinger for Glen At 1955. Mr. Brow	ss with its ioned from s throughou to build the the job of the job	exterior with inviting front porces lavish display of moulding around birch and Douglas fir. Expert the entire McIntyre development his house as well as the others if finishing the structure, fell to pparently remained vacant. Cited this house, along with 8 other of the home passed through several address. In 1918, T.M. and Annotheir two daughters, A. Marie and ownership of the home in 1925 and all Park, and his wife, Jean Herve ame vice-president of Glen Abbey
		e Attributes: (List attribu	tes and codes HP2	_	
	. References: (Se	e Appendix)			
313.	Remarks:				
				1	
				(S	ketch Map with north arrow required.)
*B14. Date (Evaluator: Kathl of Evaluation: Se	een Flanigan eptember 2000 ereserved for official comm	nents.)	N PRIN	

- LOCATION DESCRIPTION Street No. 3004 Laurel Street, San Diego egal Description Lots 3 and 4, Block H,
- other Identification Burlingame Addition
- 4. FACTUALDETAILS

Residence riginal Use resent Use Residence Architect

William H. Wheeler **⊸**uilder McFadden & Buxton System Firm ate or Period 1912

Other

- OTHER COMMENTS

NAME OF SITE

Dr. Harry & Rachel Granger Wegefort!

- OWNERSHIP DATA Original Dr. Harry Wegeforth Present James P. & Billie J. Address Wucher, 3004 Laurel St. San Diego, California
- 5. PHYSICAL DETAILS Style No. of Stories Two Wall Construction Wood/stucco Condition Rehabilitated inside and on exterior. Exterior Interior

SUMMARY: HISTORICAL SIGNIFICANCE AND NOTABLE FEATURES

David Labor See Report Following

LOCATION MAP (Optional)

See attached Maps With the



TRANSMITTAL RECORD

Date

Date

L.dg Insp Community Dev. **M**gineering

Site Owner Fire Dept.

Prks. & Publ. Bldg Planning

Mr & Mrs. James Wucher. 3004 Laurel Street, San Diego, CA., 92104

d. UTM: (Give more than one for large and/or linear	tricted		. 1984 til held til still stil stil held i held skild skild skild state om med state state state state spræger	***************************************	
P2. Location: Not for Publication Unrest b. USGS 7.5' Quad c. Address 3048 Laurel Street d. UTM: (Give more than one for large and/or linear	tricted	a. ph			
c. Address 3048 Laurel Street d. UTM: (Give more than one for large and/or linear	#% > ·	a. County	San Diego		
d. UTM: (Give more than one for large and/or linear	Uate	; R	;1/4 of	1/4 of Sec;	В
	r feature)		ın Diego one,		
e. Other Locational Data: (e.g. parcel #, legal des Assessor's Parcel Number: 453-713-19 Reference: 60-F5	scription, direc	tions to resour	ce, elevation, additio	nai UTMs, etc. as ac)D
P3a. Description: (Describe resource and its major ele For more information please see HRB# 438. T Dity landmark site #438 designated on Septemb	he house is I	design, materia located in the	ls, condition, alteration community of Bu	s, size, setting, and t rlingame. This s	oundaries lite is a
P3b. Resource Attributes: (List attributes and codes) ↓ P4. Resources Present: ☑ Building ☐ Structure		family prope	I 🛭 Element of Dist	rict Other (Isolati	
4. Resources Present: ☑ Building ☐ Structure	Object [Site Distric	Element of Dist (ts) P5b. Description Photo Number 2001 P6. Date Const Prehistoric 1920'S Mid-Ci	of Photo: (View, date : P0001773.JPG ructed/Age and Sou : Historic ty Survey Est.	e, etc.) Est. Date rces:
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4. Resources Present: Building Structure	Object [Site Distric	psb. Description Photo Number 2001 Photo Number 2001 Prehistoric 1920'S Mid-Ci 1912 TRW Da Pr. Owner and Bowen Art/Jt 3048 Laurel St San Diego Ca Prehistoric 1912 TRW Da Pr. Owner and Bowen Art/Jt 3048 Laurel St San Diego Ca President Inception of San Diego City of San Diego Prehistoric 1920'S Mid-Ci 1912 TRW Da Prehistoric 1920'S Mid-Ci 1912 TRW Da Prehistoric 1921 TRW Da Prehistoric 1922 TRW Da Prehistoric 1921 TRW Da Prehistoric 1921 TRW Da Prehistoric 1921 TRW Da Prehistoric 1922 TRW Da Prehistoric 19	of Photo: (View, date : P0001773.JPG ructed/Age and Sou : View Historic ty Survey Est. ta Assessor Address: 92104-5035 by: (Name, affiliation S Architecture 2001 by ego Planning Staff	e, etc.) Est. Date Irces: Both , address)
4. Resources Present: ☑ Building ☐ Structure	Object [Site Distric	psb. Description Photo Number 2001 Photo Number 2001 Prehistoric 1920'S Mid-Ci 1912 TRW Da Pr. Owner and Bowen Art/Jt 3048 Laurel Si San Diego Ca Pr. Recorded t Ione Stiegler. Updated 11/21// City of San Dieg 202 C Street, M	of Photo: (View, date : P0001773.JPG ructed/Age and Sou : Historic ty Survey Est. ta Assessor Address: 92104-5035	e, etc.) Est. Date rces: Both , address)
4. Resources Present: ☑ Building ☐ Structure	Object [Site Distric	psb. Description Photo Number 2001 Photo Number 2001 Prehistoric 1920'S Mid-Ci 1912 TRW Da Pr. Owner and Bowen Art/Jt 3048 Laurel Si San Diego Ca Pr. Recorded t Ione Stiegler. Updated 11/21// City of San Dieg 202 C Street, M	of Photo: (View, date : P0001773_JPG ructed/Age and Sou : Historic ty Survey Est. ta Assessor Address: 92104-5035 by: (Name, affiliation S Architecture 2001 by ego Planning Staff S 4A San Diego C ded: 07/15/1996	e, etc.) Est. Date rces: Both , address)
4. Resources Present: ☑ Building ☐ Structure	Object [Site Distric	P5b. Description Photo Number 2001 P6. Date Const Prehistoric 1920'S Mid-Ci 1912 TRW Da P7. Owner and Bowen Art/Jt 3048 Laurel Si San Diego Ca P8. Recorded t Ione Stiegler. J Updated 11/21/ City of San Dieg 202 C Street, M P9. Date Recor P10. Survey Ty	of Photo: (View, date : P0001773_JPG ructed/Age and Sou : Historic ty Survey Est. ta Assessor Address: 92104-5035 by: (Name, affiliation S Architecture 2001 by ego Planning Staff S 4A San Diego C ded: 07/15/1996	e, etc.) Est. Date Irces: Both , address)

DEPA	of California — The Resources Agency RTMENT OF PARKS AND RECREATION ILDING, STRUCTURE, AND OBJEC	Primáry # HR #
enterior and a reference of	e_2_ of _2_	* NRHP Status Code 5D2
	ource Name or #: 3048 Laurel Street, APN 453-713-19	
	Common Name	B4. Present Use: RResidential (Single Family)
	Original Use: Residential SF Architectural Style: Mission Revival	64. Present Use: RRestucinial (Single Painily)
	Construction History: (Construction date, alterations, and da	ate of alteratione
1920		Real estate data from TRW-Experian, based on Assessor's information,
* 87	Moved? No Yes Unknown Date	Original Location:
	Related Features:	ongines bookiers
		8. The building is within the Burlingame Historic District.
4 1112	sale is city of said Diego Historical Calidnark #450	
		b. Builder: <u>Unknown</u>
* B10.	Significance: Them <u>Architecture</u>	Area San Diego
		Residential SF Applicable Criteria N/A
	(Discuss importance in terms of historical or architectural context as define	
		ty acres of land, originally developed in 1912, extending
		he south, 32nd Street to the east, and 30th Street to the west.
The	tract's architectural significance is expressed in its c	curvilinear street plan, which follows the area's natural
cont	ours. The original planners, Joseph McFadden and C	George Buxton, demarcated it with rose-colored sidewalks,
the c	only such area in the City of San Diego to do so. Lin	mited access to the tract at the time of its incorporation has
	•	opment distinct from the surrounding community. The tract is
		erimental approach to real estate development utilizing a
	* * * * * * * * * * * * * * * * * * * *	ive real estate property. Its developers were extremely active
		ectural control was maintained through the use of consulting
		covenants. Later on, these controls would be enforced through
		gedly the earliest and oldest neighborhood organization in
		f over two hundred unique and interesting houses, each a
		tial architecture; including Craftsman, Mission, Spanish
		, Art Deco, Ranch, Colonial Revival and many other
	vidual hybrid combinations of several styles.	
	Additional Resource Attributes: (List attributes and codes):	
	References:	CE Londonto managa salah anaka manamata (Ali)
	Diego Co. Assessor Map Book 453, Page 71, 1995-96 and TRW	
	rian 1997.	BUR NOAME DI
MICA	lester & McAlester. "A Field Guide to American Houses". 1984	
347		The state of the s
Woo	dbridge, Sally B. "California Architecture", 1988.	
		MAREST
	Remarks:	
Zon	ing: R1-5; County land use code: 111	
		WIREL ST
* 544	Evaluation Iona Otionlan TO Anah / City	
D14	Evaluator: Ione Stiegler, IS Arch / City	3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3
	Date of Evaluation: 07/15/1996 (This space reserved for official comments.)	
	policy of the many of the control of the professional	CALAN ST CALAN ST
200		

CITY OF SAN DIEGO HISTORICAL SITE BOARD REGISTER

LOCATION DESCRIPTION

Street No. 2516 San Marcos Ave., San Diego, Legal Description See Appendix , attached

her Identification

FACTUAL DETAILS

iginal Use Model Home

Present Use Home

architect. Carleton Monroe Winslow

Carl Kleinschmidt Date or Period December 11, 1913

See attached Historical Report

A OTHER COMMENTS

See Architect's Report, attached

2. NAME OF SITE

"The Fulford Bungalow No. 1"

2516 San Marcos Ave., San Diego,

3. OWNERSHIP DATA

Original Mary W. Fulford

Present Douglas E. & Jerilyn S. Jones Addres2516 San Marcos Avenue

San Diego, CA 92104

5. PHYSICAL DETAILS

Siyle Craftsman

No. of Stories tWO

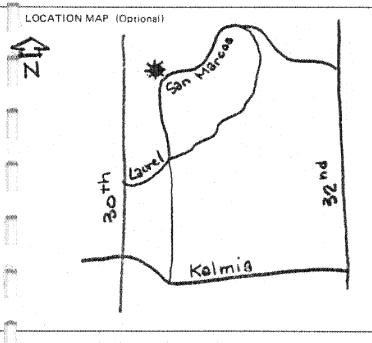
Wall Construction WOOd

Condition

Exterior excellent

Interior excellent

SUMMARY: HISTORICAL SIGNIFICANCE AND NOTABLE FEATURES he Fulford Bungalow No. 1 is historically significant as one of Carleton Monroe winslow's first commissions in the San Diego area, which still reflects the East coast influence in comparison to Winslow's later Mediterranean style in buthern California. The Swiss Chalet detailing lends a whimsical flavor to an Lintegral element of a three-unit compound. Although the "fairy-tale" style of this house differs from the other two in the compound, the use of a common mate-"ial (redwood) and scale help make the three a harmonious unit. While the three buses were conceived as a compound, each house is architecturally significant enough to warrant historical designation on its own merits.



9. PHOTOGRAPH



). TRANSMITTAL RECORD

Date

Engineering

dg. Insp.

Community Dev.

Date

Site Owner Fire Dept, Prks. & Pub. Bldg. Planning

11. NAME AND ADDRESS OF RECORD OWNER Mr. and Mrs. Douglas E. Jone 2516 San Marcos Avenue San Diego, California 92104

1. LOCATION DESCRIPTION

Street No. 2518 San Marcos Ave., San Diego,
Legal Description See Appendix , attached
Other Identification

4. FACTUAL DETAILS

Original Use Model Home

Present Use Home

Architect Carleton Monroe Winslow

Builder Carl Kleinschmidt Date or Period December 11, 1913

Other See attached Historical Report

6. OTHER COMMENTS

See Architect's Report, attached

2. NAME OF SITE

CA "The Fulford Bungalow No. 2" 2518 San Marcos Ave., San Diego, CA

3. OWNERSHIP DATA

Original Mary W. Fulford

Present Azalea P. Gorby, estate of
Address 2518 San Marcos Ave.

San Diego, CA 92104

5. PHYSICAL DETAILS

Sivie Craftsman (Shingle Style)

No. of Stories two

Wall Construction WOOd

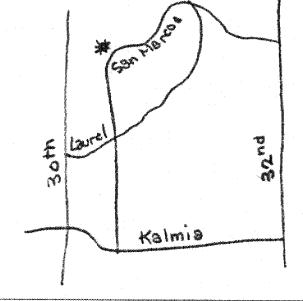
Condition

Exterior excellent Interior good *

*significant modifications to original

7. SUMMARY: HISTORICAL SIGNIFICANCE AND NOTABLE FEATURES
The Fulford Bungalow No. 2 is historically significant as one of Carleton Monroe Winslow's first commissions in the San Diego area, which still reflects the East coast influence in comparison to Winslow's later Mediterranean style in Southern California. This shingle style bungalow is the focal point of a three-unit compound, relating to New England planning style of the day. The virtually unchanged exterior of this well-maintained home is an outstanding example of Winslow's early work and experimentation with California materials (redwood) while still reflecting Winslow's eastern background. While the three houses were conceived as a compound, each house is architecturally significant enough to warrant historical designation on its own merits.

8. LOCATION MAP (Optional)



9. PHOTOGRAPH



O. TRANSMITTAL RECORD

Date

Date

Bidg, Insp.
Community Dev.

Site Owner
Fire Dept.
Prks. & Pub. Bldg.
Planning

Mrs. Azalea P. Gorby 2518 San Marcos Avenue San Diego, California 92104

Engineering

P2. Location: Not for Public	cation V Unrestricted	a. County San Diego	
b. USGS 7.5' Quad	Date	T; R; 1/4 o	1/4 of Sec : B.
 c. Address <u>2519 San Marco</u> d. UTM: (Give more than one fo 		City <u>San Diego</u>	Zip 92104
e. Other Locational Data: (e.g.	parcel #, legal description, direct	tions to resource, elevation, add	
P3a. Description: (Describe resourd This site is City of San Diego H in the community of Burlingam	listorical Landmark #454. Fo	design, materials, condition, alter or more information see HF	ations, size, setting, and boundaries.) RB #454. The house is located
23b Rasnurra Attributae: // ist attr	ibutes and codes) HP2 Single	family property	
24. Resources Present: 🗸 Build	ributes and codes) HP2. Single ling ☐ Structure ☑ Object ☐ ograph required for buildings, struct	Site District Element of tures, and objects) P5b. Descrip Photo Num 2001	
24. Resources Present: 🗸 Build	ling Structure 🗸 Object 🗌	Site □ District ☑ Element of p5b. Descrip Photo Num 2001 * P6. Date Ci □ Prehis	tion of Photo: (View, date, etc.) aber: P0002976.JPG Est. Date constructed/Age and Sources: storic Historic Both
'4. Resources Present: 🗸 Build	ling Structure 🗸 Object 🗌	Site District Element of P5b. Descrip Photo Num 2001 * P6. Date C. Prehis 1920'S Mic 1935 TRW	tion of Photo: (View, date, etc.) aber: P0002976.JPG Est. Date constructed/Age and Sources: storic Historic Both 1-City Survey Est. Data Assessor
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24. Resources Present: 🗸 Build	ling Structure 🗸 Object 🗌	Site District Element of P5b. Descrip Photo Num 2001 P6. Date C Prehis 1920'S Mic 1935 TRW P7. Owner Karam Jean 2519 San N San Diego P8. Record Ione Stiegl Updated 11/City of San	tion of Photo: (View, date, etc.) aber: P0002976.JPG Est. Date constructed/Age and Sources: storic Historic Both 1-City Survey Est. Data Assessor and Address: n J & Judy A/Jt Marcos Ave Ca 92104-5031 led by: (Name, affiliation, address) er. IS Architecture 21/2001 by Dieego Planning Staff
24. Resources Present: 🗸 Build	ling Structure 🗸 Object 🗌	Site District Element of P5b. Descrip Photo Num 2001 P6. Date Comprehis 1920'S Mice 1935 TRW P7. Owner Kararn Jean 2519 San Nan Diego P8. Record Ione Stiegl Updated 11/City of San 202 C Street P9. Date Record P5b. Descrip Photo Num 2001 P6. Date Comprehis 1920'S Mice 1935 TRW P7. Owner Kararn Jean 2519 San Nan Diego	tion of Photo: (View, date, etc.) aber: P0002976.JPG Est. Date constructed/Age and Sources: ctoric Historic Both I-City Survey Est. Data Assessor and Address: a J. & Judy A/Jt Marcos Ave Ca 92104-5031 ded by: (Name, affiliation, address) er. IS Architecture 21/2001 by Dieego Planning Staff t, MS 4A San Diego CA 92101 ecorded: 07/15/1996
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'4. Resources Present: 🗸 Build	ling Structure 🗸 Object 🗌	Site District Element of P5b. Descrip Photo Num 2001 P6. Date Comprehis 1920'S Mice 1935 TRW P7. Owner Kararn Jean 2519 San Nan Diego P8. Record Ione Stiegl Updated 11/City of San 202 C Street P9. Date Record P5b. Descrip Photo Num 2001 P6. Date Comprehis 1920'S Mice 1935 TRW P7. Owner Kararn Jean 2519 San Nan Diego	tion of Photo: (View, date, etc.) aber: P0002976.JPG Est. Date constructed/Age and Sources: storic Historic Both I-City Survey Est. Data Assessor and Address: a J & Judy A/Jt Marcos Ave Ca 92104-5031 ded by: (Name, affiliation, address) er. IS Architecture 21/2001 by Dieego Planning Staff t, MS 4A San Diego CA 92101 ecorded: 07/15/1996

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION BUILDING, STRUCTURE, AND OBJECT RE Page 2 of 2	Primary#HR#
* Resource Name or #: 2519 San Marcos Avenue, APN 453-713-02	
B1. Historic Name:	
B2. Common Name	
B3. Original Use: Residential SF B4.	Present Use: RResidential (Single Family)
* B5. Architectural Style: Spanish Colonial Revival	
* B6. Construction History: (Construction date, alterations, and date of alte	
1920'S was the date of construction estimated from the field survey. Real est	ate data from TRW-Experian, based on Assessor's information,
indicates that [19]1935 was the date of construction.	
*B7. Moved? No Yes Unknown Date Orig	inal Location:
* B7. Moved? No Yes Unknown Date Orig	III at Lucations
The house is a City of San Diego locally designated landmark	4454. The house was decignated based on the original
owner and on style and quality of architecture. The building is	
owner and on style and quarty of arctificature. The building is	within the burningame rustone District.
	Builder: <u>Unknown</u>
* B10. Significance: Them <u>Architecture</u>	Area San Diego
Period of Significance 1912-1952 Property Type Resident	
(Discuss importance in terms of historical or architectural context as defined by them	
The Burlingame Historical District consists of some forty acres	
along San Marcos Street to the north, Kalmia Street to the sout	h, 32nd Street to the east, and 30th Street to the west.
The tract's architectural significance is expressed in its curvilin	ear street plan, which follows the area's natural
contours. The original planners, Joseph McFadden and George	Buxton, demarcated it with rose-colored sidewalks.
the only such area in the City of San Diego to do so. Limited ac	
left it with a quality of an integrated and separate development	
5 F 10 10 1	* *
a major example of an early twentieth century local experiment	
"team of specialists" to develop, market and deal exclusive real	
in local real estate development during this time. Architectural	
architect, William H. Wheeler, and restrictive building covenar	nts. Later on, these controls would be enforced through
the watchdog efforts of Burlingame Women's Club, allegedly the	he earliest and oldest neighborhood organization in
San Diego. Located within the tract is an eclectic mix of over t	wo hundred unique and interesting houses, each a
representation of pre-World War One suburban residential arch	nitecture: including Craftsman, Mission, Spanish
Colonial and Pueblo Revivals, as well as Prairie School, Art Do	
individual hybrid combinations of several styles.	
B11. Additional Resource Attributes: (List attributes and codes):	
* B12. References:	(Sketch man with porth arrow required)
San Diego Co. Assessor Map Book 453, Page 71, 1995-96 and TRW-	
Experian 1997.	
McAlester & McAlester. "A Field Guide to American Houses". 1984.	
Mexical de Mexicalei. A Field Office to Affection (1965). 1964.	Burn, originate DR
Wandhaidan Cally D. "California Anchimetral" 1000	
Woodbridge, Sally B. "California Architecture", 1988.	
	The ways of the second of the
B13. Remarks:	
Zoning: R1-5; County land use code: 111	
and the state of the	
a man more to the original of the Arab & Miles	
* B14. Evaluator: Jone Stiegler, IS Arch / City	
Date of Evaluation: 07/15/1996	
(This space reserved for official comments.)	
	The second secon
The property of the professional Sections and the second	
	ing and the second of the seco

. LOCATION DESCRIPTION

Legel Description See Appendix , attached there identification

FACTUAL DETAILS

Architect

riginal Use Model Home

resent Use Home

Carleton Monroe Winslow

uilder Carl Kleinschmidt ate or Period December 11, 1913

See attached Historical Report

6. OTHER COMMENTS

See Architect's Report, attached

2. NAME OF SITE

"The Fulford Bungalow No. 3" 2520 San Marcos Ave., San Diego, CA

3. OWNERSHIP DATA

Original Mary W. Fulford

Present Wayne and Virginia Taylor
Address 2520 San Marcos Avenue

San Diego, California 92104

5. PHYSICAL DETAILS

Sivie Craftsman (Shingle Style)

No. of Stories two

Wall Construction WOOD

Condition

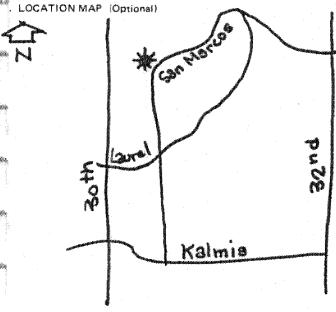
Exterior excellent

Interior

excellent

7. SUMMARY: HISTORICAL SIGNIFICANCE AND NOTABLE FEATURES

The Fulford Bungalow No. 3 is historically significant as one of Carleton Monroe linslow's first commissions in the San Diego area, which still reflects the East coast influence in comparison to Winslow's later Mediterranean style in Southern alifornia. This shingle style bungalow is an integral element of a three-unit ompound, relating to New England planning style of the day. The virtually unchanged exterior of this well-maintained home is an outstanding example of Winslow's early work and experimentation with California material (redwood) thile still reflecting Winslow's eastern background. While the three houses were conceived as a compound, each house is architecturally significant enough to warrant historical designation on its own merits.



9. PHOTOGRAPH



\$ do.



front

O. TRANSMITTAL RECORD

Date

Date

Idg. Insp. Community Dev. Engineering

Fire Dept. Prks. & Pub.

Site Owner Fire Dept. Prks. & Pub. Bldg. Planning Mr. and Mrs. Wayne Taylor 2520 San Marcos Avenue San Diego, California 92104

		a. County Sa	ın Diego		
	b. USGS 7.5' Quad Date		;1/4 of	1/4 of Sec;	
	c. Address 2523 San Marcos Avenue	city San J	Diego		_zip <u>9210</u>
	 d. UTM: (Give more than one for large and/or linear feature) e. Other Locational Data: (e.g. parcel #, legal description, direction Assessor's Parcel Number: 453-713-04; Legal Description 	ns to resource,	elevation, additio TR1402/; Tho	nal UTMs. etc. as	app
Thi	Description: (Describe resource and its major elements. Include dess site is City of San Diego Historical Landmark #457. For the community of Burlingame.	sign, materials, more inform	condition, alteration ation see HRB	s, size, setting, ar #457. The hou	ed boundaries se is locate
3b.		mily property			
	Resource Attributes: (List attributes and codes) HP2. Single fa	mily property		rict Other (Isc	lates, etc.)
4.	Resource Attributes: (List attributes and codes) HP2. Single far Resources Present: Building Structure Object Si	te District	⊘ Element of Disl	irict	
4,	Resource Attributes: (List attributes and codes) HP2. Single fa	te District	Element of Dist P5b. Description		late, etc.)
4,	Resource Attributes: (List attributes and codes) HP2. Single far Resources Present: Building Structure Object Si	te District	Element of Dist P5b. Description Photo Number 2001	of Photo: (View, or: P0002978.JP	late, etc.) <u>G.Est. Dat</u>
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4.	Resource Attributes: (List attributes and codes) HP2. Single far Resources Present: Building Structure Object Si	te District	Element of Dist P5b. Description Photo Number 2001 * P6. Date Const	of Photo: (View, of Photo: View, of Photo: Vi	late, etc.) <u>G.Est. Dat</u>
4,	Resource Attributes: (List attributes and codes) HP2. Single far Resources Present: Building Structure Object Si	te District	Element of Dist P5b. Description Photo Number 2001 * P6. Date Const	of Photo: (View, or: P0002978.JP) tructed/Age and \$ WHistoric ity Survey Est.	late, etc.) <u>G Est. Dat</u> Sources:
4,	Resource Attributes: (List attributes and codes) HP2. Single far Resources Present: Building Structure Object Si	te District	Element of Dist P5b. Description Photo Number 2001 * P6. Date Const Prehistorio 1920'S Mid-C 1914 TRW Da	of Photo: (View, of Photo: View, of Photo: Vie	late, etc.) <u>G Est. Dat</u> Sources:
4,	Resource Attributes: (List attributes and codes) HP2. Single far Resources Present: Building Structure Object Si	te District	Element of Dist P5b. Description Photo Number 2001 * P6. Date Const Prehistoric 1920'S Mid-C 1914 TRW Da * P7. Owner and	of Photo: (View, on the Photo: (View, on the Photo: (View, on the Photo: Photo: (View, on the	late, etc.) G Est. Dat lources:
4,	Resource Attributes: (List attributes and codes) HP2. Single far Resources Present: Building Structure Object Si	te District	Pielement of Distriction Photo Number 2001 Performance Prehistoric Prehistoric 1920'S Mid-C 1914 TRW Da Pr. Owner and Kelly Gareth a	of Photo: (View, of: P0002978.JP tructed/Age and Society Survey Est., ata Assessor Address: and Elizabeth	late, etc.) <u>G Est. Dat</u> Sources:
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State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION BUILDING, STRUCTURE, AND OBJECT F Page 2 of 2	Primary # HR'# REGORD * NRHP Status Code 5D2
* Resource Name or #: 2523 San Marcos Avenue, APN 453-713-	
B1. Historic Name:	
B2. Common Name	and the second s
	34. Present Use: RResidential (Single Family)
* B5. Architectural Style: Craftsman Bungalow	
* B6. Construction History: (Construction date, alterations, and date of 1920'S was the date of construction estimated from the field survey. Real indicates that [1911014] was the date of construction.	estate data from TRW-Experian, based on Assessor's information,
*B7. Moved? No Yes Unknown Date *B8. Related Features: This house is a City of San Diego locally designated landma architecture, and master architect. The building is within the	original Location: rk #457. It was designated based on community history, Burlingame Historic District.
	o. Builder: <u>Unknown</u>
*B10. Significance: Them Architecture/Architect Period of Significance 1912-1952 Property Type Res (Discuss importance in terms of historical or architectural context as defined by to The Burlingame Historical District consists of some forty ac along San Marcos Street to the north, Kalmia Street to the so The tract's architectural significance is expressed in its curvi contours. The original planners, Joseph McFadden and Geor the only such area in the City of San Diego to do so. Limited left it with a quality of an integrated and separate developme a major example of an early twentieth century local experim "team of specialists" to develop, market and deal exclusive r in local real estate development during this time. Architectur architect, William H. Wheeler, and restrictive building cove the watchdog efforts of Burlingame Women's Club, allegedl San Diego. Located within the tract is an eclectic mix of ove representation of pre-World War One suburban residential a Colonial and Pueblo Revivals, as well as Prairie School, Art individual hybrid combinations of several styles. B11. Additional Resource Attributes: (List attributes and codes):	theme, period, and geographic scope. Also address integrity.) trees of land, originally developed in 1912, extending outh, 32nd Street to the east, and 30th Street to the west. Illinear street plan, which follows the area's natural rege Buxton, demarcated it with rose-colored sidewalks, access to the tract at the time of its incorporation has ent distinct from the surrounding community. The tract is ental approach to real estate development utilizing a real estate property. Its developers were extremely active real control was maintained through the use of consulting mants. Later on, these controls would be enforced through by the earliest and oldest neighborhood organization in the two hundred unique and interesting houses, each a rehitecture; including Craftsman, Mission, Spanish
* B12. References:	
San Diego Co. Assessor Map Book 453, Page 71, 1995-96 and TRW-	Time as Time a
Experian 1997.	
McAlester & McAlester. "A Field Guide to American Houses", 1984.	BURLINGAME DR
Woodbridge, Sally B. "California Architecture", 1988.	THE PARTY OF THE P
B13. Remarks:	
Zoning: R1-5; County land use code: 111	
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* B14. Evaluator: Ione Stiegler, IS Arch / City	
Date of Evaluation: 07/15/1996	
(This space reserved for official comments.)	
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